

IN RE: PETITION FOR ZONING VARIANCE
S/S Ridge Avenue, 136.3' E
of Summit Avenue
(4333 Ridge Avenue)
13th Election District
1st Councilmanic District
James A. Greaves, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-375-A

MEMORANDUM AND ORDER

The Petitioners herein request a variance to permit an accessory structure (two-story, barn-type garage) to be 19 feet high in lieu of the maximum height permitted of 15 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by James A. Greaves, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R. 5.5, is currently improved with a small, two-bedroom dwelling. The Petitioner testified that he proposes constructing a garage to protect his vehicles as well as provide needed storage space. Mr. Greaves further testified that currently he has two storage sheds existing on the property which will be removed upon completion of the garage. He testified that the height variance is being requested for the garage to provide the necessary storage space and to conform in appearance with other buildings in the neighborhood. Mr. Greaves indicated he advised his neighbors of his plans and they have no objection.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Deputy Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of

the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of March, 1988 that an accessory structure (two-story, barn-type garage) to be 19 feet high in lieu of the maximum height permitted of 15 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that processing at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Upon completion of the garage, the Petitioner shall remove all storage sheds. No storage sheds shall thereafter be placed on the property.
- 3) The Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

ANN M. NASTANOWICZ
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Mr. & Mrs. James A. Greaves
4333 Ridge Avenue
Baltimore, Maryland 21227

Re: Petition for Zoning Variance
Case numbers 88-375-A
S/S Ridge Avenue, 136.3' E of Summit Avenue
(4333 Ridge Avenue)
13th Election District - 1st Councilmanic District
Petitioners: James A. Greaves, et ux
HEARING SCHEDULED: MONDAY, MARCH 14, 1988 at 2:30 p.m.

Dear Mr. & Mrs. Greaves:

Please be advised that this fee is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50273

DATE 3/14/88 ACCOUNT

AMOUNT \$ 75.00

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 307.3 to allow an accessory structure, two story barn type garage, height of 19 feet in lieu of the permitted 15 feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; (Indicate hardship or practical difficulty)
1. Barn type garage being built to use second story for storage; Height 19' 2 1/2"
 2. To be consistent with height of garages in adjacent area.
 3. To remove 20' x 20' metal storage shed and 10' x 15' metal storage shed.
 4. Area behind garage is woods with no electric lines above or below ground.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Signature
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):

James A. Greaves

(Type or Print Name)

Signature

Regina F. Greaves

(Type or Print Name)

Signature

Address

City and State

Address

City and State

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